136.0	0003	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,493,700	/	1,493,700
USE VALUE:	1,493,700	/	1,493,700
ASSESSED:	1,493,700	/	1,493,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COTTRELL KEVIN & DANYELLE
Owner 2:	
Owner 3:	
Street 1:	86 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3773 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6003.000	952,600	1,000	540,100	1,493,700
Total Card	0.138	952,600	1,000	540,100	1,493,700
Total Parcel	0.138	952,600	1,000	540,100	1,493,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.89 | /Parcel: 395.89

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 416336

GIS Ref

GIS Ref

Insp Date 08/29/17

!16197!

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	952,600	1000	6,003.	540,100	1,493,700		Year end	12/23/2021
2021	101	FV	924,400	1000	6,003.	540,100	1,465,500		Year End Roll	12/10/2020
2020	101	FV	924,400	1000	6,003.	540,100	1,465,500	1,465,500	Year End Roll	12/18/2019
2019	101	FV	698,800	1000	6,003.	570,100	1,269,900	1,269,900	Year End Roll	1/3/2019
2018	101	FV	698,800	0	6,003.	420,100	1,118,900	1,118,900	Year End Roll	12/20/2017
2017	101	FV	636,600	0	6,003.	402,100	1,038,700	1,038,700	Year End Roll	1/3/2017
2016	101	FV	8,200	5200	6,008.	372,100	385,500	385,500	Year End	1/4/2016
2015	101	FV	289,400	5400	12,011.	405,800	700,600	700,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	22:05:48

LAST REV

Date	Time
06/08/21	12:35:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 16197

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	66961-255		3/21/2016		1,360,000	No	No		
XENOS DANIEL A/	64476-492		11/6/2014	Mult Lots	1,147,000	No	No		KATHERINE XENOS D.O.D. 5.6.2014 BK 64476 PG 4
XENOS DANIEL A	53584-313		9/25/2009	Family	1	No	No		
XENOS DANIEL A/	52090-461		1/16/2009	Family	10	No	No		
XENOS DANNY & K	42463-556		4/12/2004	Family	10	No	No		
	986-18		7/1/1984		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2019	337	Solar Pa	34,305					
10/24/2016	1300	Solar Pa	3,000	C				
9/2/2015	1251	Manual	14,250					
9/2/2015	1248	Heat App	18,000		9/2/2015			Install 2 gas fire
2/26/2015	184	New Buil	407,190					New construction o

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
4/21/2016	Meas/Inspect	PT	Paul T
4/19/2016	Left Notice	PT	Paul T
5/14/2015	Permit Visit	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	90.	1.00	10									540,081						540,100	

Total AC/HA:	0.13781	Total SF/SM:	6003	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	540,081	Spl Credit		Total:	540,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.92829311
Const Adj.:	0.99989998
Adj $ / SQ:	120.666
Other Features:	146361
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	956446
Depreciation:	3826
Depreciated Total:	952620

COMMENTS

sub divide from 82 LOT 2A &1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

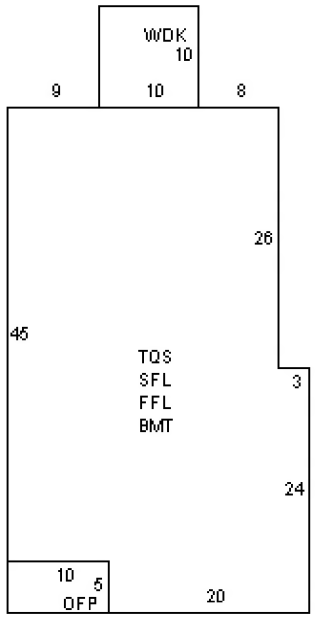
No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.17
Special Features:	0	Val/Su Net:	179.91
Final Total:	952600	Val/Su SzAd	252.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,372	36.200	49,666
FFL	First Floor	1,372	120.670	165,554
SFL	Second Floor	1,372	120.670	165,554
TQS	3/4 Story	1,029	120.670	124,165
WDK	Deck	100	16.000	1,600
OFP	Open Porch	50	44.000	2,200

	Net Sketched Area:	5,295		Total:	508,739
Size Ad	3773	Gross Area	5638	FinArea	3773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	2014	3.55	T	5	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc